



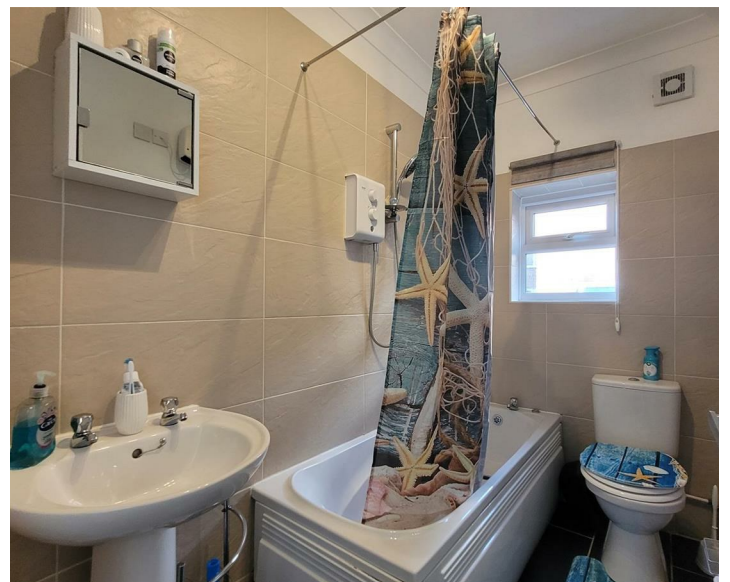
## Downview Road, Worthing, BN11 4QY

Guide Price £150,000

A spacious and well presented studio apartment that benefits from a separate kitchen and bathroom, set within a popular period building with lots of charm and character. Located within easy reach of shops and amenities, as well as transport links including West Worthing train station. This wonderful property is ideal for both an investment purchase or as a first time home.

- Studio Apartment
- Separate Kitchen & Bathroom
- Convenient for transport links including West Worthing Train Station
- Tenure: Freehold
- Ground Rent: N/A

- Set in a beautiful converted building
- Popular and convenient location in West Worthing
- Ideal for First Time Buyer / Investment Purchase
- Service and Maintenance: On an "As and when" basis
- EPC Rating - E




Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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